

T.C.

Planning & Zoning Commission (PZC)
Thursday January 18, 2018
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT

DRAFT MINUTES

RECEIVED
VERNON TOWN CLERK
18 JAN 24 AM 9:41

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30pm.
- Regular members present: Chairman Charles Bardes, Wes Shorts, Susan Reudgen, Ronald Scussel, Joseph Miller and Roland Klee
- Alternate Members: Jesse Schoolnik, Charles Catania and Iris Mullan
- Absent Members: None
- Staff present: David Smith, Town Engineer, Shaun Gately, Economic Development Coordinator and Louis A. Spadaccini, Town Attorney
- Recording secretary: Cassandra Minor

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda- Additional business to be considered under agenda item #4 "Other Business" Requires Commission Vote.

Wes Shorts made a motion to accept the agenda as presented. Susan Reudgen seconded and the motion carried unanimously.

2.2 Communications received NOT related to Agenda Items

- None

2.3 Acceptance of Minutes of October 26, 2017 and November 16, 2017

- **Acceptance of October 26, 2017 Minutes**
Wes Shorts made a motion to approve the minutes of the October 26, 2017 Special meeting. Susan Reudgen seconded and the motion carried unanimously of present members.
- **Acceptance of November 16, 2017 Minutes**
Roland Klee made a motion to approve the minutes of the November 16, 2017 Regular meeting. Susan Reudgen seconded and the motion carried unanimously of present members.
- **Acceptance of December 21, 2017 Minutes**
Roland Klee made a motion to approve the minutes of the December 21, 2017 Regular meeting. Joseph Miller seconded and the motion carried unanimously of present members.

2.4 Election of Officers.

Wes Shorts nominated Charles Bardes as Chairman of the Planning and Zoning Commission. Joseph Miller seconded and the motion carried unanimously. There were no other nominations presented.

Roland Klee nominated Wes Shorts as Vice Chairman of the Planning and Zoning Commission. Joseph Miller seconded and the motion carried unanimously. There were no other nominations presented.

Susan Reudgen nominated Roland Klee as Secretary of the Planning and Zoning Commission. Wes Shorts seconded and the motion carried unanimously. There were no other nominations presented.

3. Public Hearing and Action on Application

3.1 Discussion on Application [PZ-2017-21] of Richard Hayes for a Special Permit/Site Plan of Development on 4 Parcels and a Zone Change on 2 of those Parcels from R-22 to Commercial. This application is for the construction of Multi-family housing and Commercial development at #14 Hyde Ave. (Assessor's ID: Map #46, Block #0071, Lot/Parcel #00019).

Note: Ronald Scussel and Alternate, Iris Mullan exempt.

7:41PM Recess, 7:43PM reconvened.

Roland Klee made a motion to move that the Vernon Planning & Zoning Commission approves Application **(PZ-2017-21)** of Hyde Park LLC for a zone change at 52 and 56 Reservoir Rd from R-22 to Commercial (Assessor's ID: Map #46, Block #0071, Lot/Parcel #0003, #0004) because the Planning and Zoning Commission finds that this Zone change is consistent with the Plan of Conservation and Development and shows these parcels inside of the "Exit 67 Opportunity Area" which is further defined as an "Area for business development". Wes Shorts seconded and the motion carried unanimously.

7:43PM Recess, 7:47PM reconvened.

Wes Shorts made a motion to move that the Vernon Planning & Zoning Commission does hereby approves Application **(PZ-2017-21)** of Hyde Park LLC for Special Permits/Site Plan of Development to construct Multi-Family Housing Units at 14 Hyde Ave, 52 Reservoir Rd, 56 Reservoir Rd and 60 Reservoir Rd (Assessor's ID: Map #46, Block #0071, Lot/Parcel ,#0002, #0003, #0004, #0019) with additional stipulations to be added to the standard conditions and restrictions:

- Sidewalks need to be added to the plans along Rte 31 and up the access driveway to connect the project to Rte. 31.
- Address Signage needs to be installed- both on the street and directional inside the complex so emergency responders can properly identify the buildings and location.
- Stop signs/ stop bars installed on all interior "T" intersections per the traffic authority.
- A dedicated pedestrian phase shall be added in the proposed traffic signal on Reservoir Rd. (with OSTA approval)
- In accordance with Sec. 12.5.4 of the zoning regulations any future development of the reserved 25% Commercial space will require Access easements in favor of the McDonalds

parcel (74 Reservoir Rd).

Roland Klee made a amendment to the motion to restrict the South Grove entrance to emergency vehicles only with a breakaway gate or other similar methods of getting into that parcel from South Grove Street *with OSTA approval*. Jesse Schoolnik, sitting for Ronald Scussel seconded the motion and the motion carried with 6 in favor and 1 opposed, Susan Reudgen.

3.2. Application [PZ-2017-19] of William Bellock for a Modification of an already approved Plan of Development at #One Ellington Avenue (Assessor's ID: Map #23, Block #98, Lot/Parcel #14).

- Economic Development Coordinator, Shaun Gately read into record the public notice was published in the Journal Inquirer on December 23, 2017 and December 30, 2017.
- Shaun Gately noted on the record the application was supposed to be held January 4, 2018 but was cancelled due to snow.
- William Bellock- Representative of Ellington Prospect, LLC, the applicant, spoke on behalf of the Application.
- Modification to remove requirement to add additional dumpster.
- Modification to remove requirement to install a sidewalk in the rear of the parcel for access to basement.
- Public Hearing closed at 8:16PM.

Susan Reudgen made a motion to deny without prejudice Application [PZ-2017-19] of William Bellock for a Modification of an already approved Plan of Development at #One Ellington Avenue (Assessor's ID: Map #23, Block #98, Lot/Parcel #14). Roland Klee seconded and the motion failed with 2 in favor and 3 opposed, Ronald Scussel, Joseph Miller and Wes Shorts.

Wes Shorts made a motion to postpone voting until some of the items are cleared up that have been noted by staff. Ronald Scussel seconded the motion and the motion carried unanimously.

3.2 Application [PZ-2017-20] of Krause Realty Trust for a Zone Change from R-27 to Commercial located at #34 and #42 Acorn Road (Assessor's ID: Map #1, Block #159A, Lot/Parcel #1 & 2).

- Ronald Scussel recused himself from this application.
- Iris Mullan was appointed to sit for Ronald Scussel and Charles Catania was appointed to sit.
- Economic Development Coordinator, Shaun Gately read into record the public notice that was published in the Journal Inquirer January 6, 2018 and January 13, 2018.
- Dorian Famiglietti, Esq. of Kahn, Kerensky & Caposella, LLP spoke on behalf of the Applicant.
- Peter Krause spoke on behalf of the Application.
- Economic Development Coordinator, Shaun Gately read into record Town Planner, Marina Rodriguez's memo.
- Request to rezone 1.33 acres of the two subject parcels to Commercial.
- 1.03 acres remaining residential.
- Economic Development Coordinator, Shaun Gately read into record a Petition that was provided by Lois E. Leighton- Petition in accordance with CGS. 8-3(b), which if valid, requires a two-thirds vote in favor to pass.

- Letter from abutter Carol Ramsey and Michael Ramsey of 149 Taylor Street was distributed to Commissioners in opposition.
- Lois E. Leighton, of 11 Allison Drive, Vernon spoke in opposition.
- Ann Letendre of 29 Gottier Drive, Vernon spoke in opposition
- Elizabeth Tremblay of 5 Hartl Drive, Vernon spoke in opposition.
- Public Hearing closed at 9:53PM

9:32PM Recess: 9:39PM Reconvened.

Wes Shorts made a motion to approve [PZ-2017-20] of Krause Realty Trust for a Zone Change from R-27 to Commercial located at #34-#42 Acorn Road (Assessor's ID: Map #1, Block #159A, Lot/Parcel #1 & 2) because it is consistent to the Plan of Conservation and Development, Joseph Miller seconded and the motion failed with 4 in favor and 3 opposed, Susan Reudgen, Roland Klee and Iris Mullen (sitting for Ronald Scussel).

3.4 Application [PZ-2017-22] of Claudia Funez for a Special Permit for a Home Occupation Major- Type 2 at #73 George Drive (Assessor's ID: Map 06, Block #002B, Lot/Parcel #00012).

- Economic Development Coordinator, Shaun Gately read into record the Public Notice that was published in the Journal Inquirer January 6, 2018 and January 13, 2018.
- Claudia Funez, of 73 George Drive, Vernon, Applicant, spoke on behalf of the application.
- Sharon Funez of 73 George Drive, Vernon spoke on behalf of the application
- Tom Hine spoke on behalf of the application.
- Nicholas Oliveros of 73 George Drive, Vernon spoke on behalf of the application.
- Economic Development Coordinator, Shaun Gately read into record Town Planner, Marina Rodriguez's review memo of Application, the North Central District Health Department letter and Zoning Compliance and the Town of Vernon Zoning Regulations 3.29.3.
- Floor plan was distributed to Commissioners.
- No additional employees- 1 person working- Applicant only.
- Applicant expects to have 3 appointments per day.
- Typical treatments to include: Facials, Deep Facials with high frequency skin rejuvenation and rejuvenation of hands.
- Area is ADA compliant.
- No products being sold from the premises.
- No Hazardous materials used.
- Jean Pasternak of 76 George Drive, Vernon, spoke in opposition.
- Steve Linton of 86 George Drive, Vernon, spoke in opposition.
- Public Hearing closed at 10:47PM

Ronald Scussel made a motion to approve [PZ-2017-22] of Claudia Funez for a Special Permit for a Home Occupation Major- Type 2 at #73 George Drive, (Assessors ID: Map #06, Block #002B, Lot/Parcel #00012) with an addition of the regulations that the home business not be operated outside of 8AM-4PM Monday through Friday. Joseph Miller seconded and the motion carried unanimously.

4. Other Business/Discussion

4.1. Receipt of Application

- None

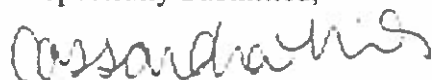
4.2 Additional business to be considered should be introduced under PCZ meeting agenda item "2.1 Amendment/ Adoption of Agenda" at the beginning of the meeting.

- None

5. Adjournment

Wes Shorts motioned to adjourn the meeting at 10:50pm. Susan Reudgen seconded and the motion carried unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary